



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

4/9/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#1 55 POINSETT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000330

Address: 55 POINSETT STREET

Location: PENINSULA

TMS#: 4631203016

Acres: .20

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: 55 POINSETT STREET, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: ERIC LADSON

843-881-052

ladsone@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total

RESULTS: Revise and return to TRC.

#2 ST JOHNS H.S. BUS MGT. OFFICE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000302

Address: 1518 MAIN ROAD

Location: JOHNS ISLAND

TMS#: 2530000078 & 079

Acres: 20.25

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: SR-1

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-016

chris@adcengineering.com

Misc notes: Construction plans for a new office unit and associated improvements.

RESULTS: Revise and send .PDF by email to TRC members with comments. Once comments resolved, submit 6 sets of plans and CD to Zoning for stamping.

#3 CCSD DISTRICT 3 BUS LOT & ATHLETIC IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000282

Address: 1000 FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4281100092

Acres: 62.95

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 0

Zoning: SR-1

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

Contact: JEFF WEBB

843-566-016

jeffw@adcengineering.com

Misc notes: Site plan for new bus lot and athletic improvements.

RESULTS: Revise and return to TRC

#4 MUSC ADDITIONS-RENOVATIONS TO BASIC SCIENCE BUILDING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000238

Address: 173 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601501043

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Acres: 15.2

Lots (for subdiv): 1

Owner: MUSC

Units (multi-fam./Concept Plans): -

Applicant: ADC ENGINEERING

843-566-016

Zoning: LB

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a 47,110 square foot addition and associated improvements.

RESULTS: Revise and send .PDF by email to TRC members with comments. Once comments resolved, submit 6 sets of plans and CD to Zoning for stamping.

#5 725 KING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000295

Address: 725 KING STREET

Location: PENINSULA

TMS#: 4600401102

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Acres: 0.07

Lots (for subdiv): 1

Owner: 725 KING, LLC

Units (multi-fam./Concept Plans): -

Applicant: CLINE ENGINEERING, INC.

843-991-723

Zoning: GB

Contact: MATT CLINE

matt@clineneg.com

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS: Revise and return to TRC.

#6 SAVAGE ROAD DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000268

Address: SAVAGE ROAD

Location: WEST ASHLEY

TMS#: 3090000481

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Acres: 3.463

Lots (for subdiv): 1

Owner: ESSEX FARMS A PARTNERSHIP

Units (multi-fam./Concept Plans): 0

Applicant: CLINE ENGINEERING, INC.

843-991-723

Zoning: GO

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Site plan for 1 multi tenant building, parking and associated improvements.

RESULTS: Revise and return to TRC.

#7 PARKLINE AVENUE MIXED-USE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000296

Address: PARKLINE AVENUE

Location: DANIEL ISLAND

TMS#: 2750000181

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 5.05

Lots (for subdiv): 1

Owner:

Units (multi-fam./Concept Plans): -

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-020

Zoning: DI-DP

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS: Revise and return to TRC.

#8 DANIEL ISLAND CHILDRENS PARK RENOVATIONS**SITE PLAN**

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000114
Acres: 0.92
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-TC (VC)

City Project ID #: TRC-SP2019-000272

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: DANIEL ISLAND COMMUNITY FUND
Applicant: THOMAS & HUTTON
Contact: JOHN WINTERS

843-849-020
winters.j@tandh.com

Misc notes: Construction plans for the renovation of the existing DI Childrens Park.

RESULTS: Revise and return to TRC. D.R.C approval required.

#9 CAINHOY SOUTH - FIRST LIGHT - PHASE 4**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: POINT HOPE PKWY & SEVEN STICKS
Location: CAINHOY
TMS#: 2620000008
Acres: 22.9
Lots (for subdiv): 26
Units (multi-fam./Concept Plans):
Zoning: PUD

City Project ID #: TRC-SUB2020-000145

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB, PC

Owner: CAINHOY LUMBER & TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: WILL COX

843-725-527
cox.w@tandh.com

Misc notes: Subdivision concept plan.

RESULTS: Revise and return to TRC.

#10 WEST ASHLEY STORAGE**SITE PLAN**

Project Classification: SITE PLAN
Address: 3065 BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 356-00-00-045
Acres: 2.89
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

City Project ID #: TRC-SP2020-000332

Submittal Review #: PRE-APP
Board Approval Required:

Owner: HAND PROPERTIES, LLC
Applicant: BGE, INC
Contact: ERIC HAMPTON

(980) 206-487
ehampton@bgeinc.com

Misc notes: Self-storage facility

RESULTS: Revise and return to TRC. Provide CAA with fee, CSWPPP, Stormwater Technical Report, Traffic Impact Study, SWDSM Checklist, SCDHEC NOI.

#11 JAMES ISLAND CENTER, PHASE II SITE IMPROVEMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 1739 MAYBANK HIGHWAY
Location: JAMES ISLAND
TMS#: 4240000005
Acres: 6.42
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2018-000193

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: JAMES ISLAND CENTER, LLC
Applicant: JAMES ISLAND CENTER, LLC
Contact: BURR AULT

703-821-050
bault@beattycos.com

Misc notes: Constuction plans to add parking spaces to the west side of the parcel and associated improvements.

RESULTS: Revise and return to TRC.

12 BEES FERRY SENIOR LIVING FACILITY**SITE PLAN**

Project Classification: SITE PLAN
Address: 3095 BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 3560000013 & 040
Acres: 10.95
Lots (for subdiv):
Units (multi-fam./Concept Plans): 172
Zoning: GB

City Project ID #: TRC-SP2020-000331

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB & BZA-SD

Owner: 3097 BEES FERRY ROAD LLC
Applicant: DENNIS CORPORATION
Contact: MATTHEW HINES

803-227-855

mhines@denniscorporation.com

Misc notes: Digital plans for most staff. Construction plans for a new 231,240 square foot senior living facility and associated improvements. TRC pre-app 8/23/18, TRC 1st review 1/24/19, TRC 2nd review 4/4/19.

RESULTS: Revise and return to TRC.

13 CENTRAL PARK CLUSTER SUBDIVISION (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400300007
Acres: 10.35
Lots (for subdiv): 38
Units (multi-fam./Concept Plans): 38
Zoning: SR-1 (CLUSTER)

City Project ID #: TRC-SUB2018-000096

Submittal Review #: 8TH REVIEW
Board Approval Required: PC, BZA-SD

Owner: CENTRAL PARK RD, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.
Contact: LES PHILLIPS

843-884-166

lphillips@seamonwhiteside.com

Misc notes: Preliminary plat for a 38 lot Cluster Development and associated improvements.

RESULTS: Submit .pdf files to TRC staff to resolve comments then submit to Zoning for stamping.

14 CENTRAL PARK CLUSTER SUBDIVISION (ROAD)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400300007
Acres: 10.35
Lots (for subdiv): 38
Units (multi-fam./Concept Plans): 38
Zoning: SR-1 (CLUSTER)

City Project ID #: TRC-SUB2018-000096

Submittal Review #: 7TH REVIEW
Board Approval Required: PC, BZA-SD

Owner: CENTRAL PARK RD, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.
Contact: LES PHILLIPS

843-884-166

lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 38 lot Cluster Development and associated improvements. Note Stormwater and Engineering comments ONLY.

RESULTS: Revise and return to TRC

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.